CERTIFICATE OF OWNERSHIP STATE OF TEXAS COUNTY OF BRAZOS I(We), Ramiro Galindo, the owner and developer of the land shown on this plat, being the tract of land as conveyed to me(Us) in the Deed Records of Brazos County in Volume 455, Page 512, whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purpose idetified. Owner/Developer STATE OF TEXAS COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Ramiro Galindo, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose

Given under my hand and seal of office this day of, 20....

Notary Public, Brazos County, Texas

CERTIFICATE OF SURVEYOR

I, Donald Garrett, Registered Professional Land Surveyor No. 2972 of the State of Texas, hereby certify that this plat is true and correct, and was prepared from an actual survey of the property, and that property markers and monuments were placed under my supervision on the ground, and that metes and bounds describing said subdivision will describe a closed geometric form.

> ______ Donald Garrett, R.P.L.S, No. 2972

APPROVAL OF THE CITY PLANNER

Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the day of, 20....

City Planner City of Bryan, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION

Chairman, Planning and Zoning Commission

APPROVAL OF THE CITY ENGINEER

City of Bryan, Texas

I,....., the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the day of, 20....

City Engineer, Bryan, Texas

STATE OF TEXAS COUNTY CLERK COUNTY OF BRAZOS

County Clerk, Brazos County, Texas

14								
	LINE TABLE							
	LINE	CHD.	L.C.					
	L1	N 89°53'37" E	20.62					
	L2	West	20.62					
	L3	N 82*53'22" W	19.29'					
	L4	S 85°28'03" W	5.24					
	L5	N 49°35'02" W	21.41'					
	L6	N 27°51'50" W	30.54					
·	L7	S 78°23'51" W	38.88					
	L8	S 56°54'07" W	44.21					
	L9	N 58°19'23" W	29.55					
	L10	N 64°42'11" W	33.92'					
	L11	S 73°01'28" W	33.39					
	L12	N 85°25'13" W	47.74					
	L13	N 45°41'39" W	34.91					
	L14	S 88°22'21" W	22.40'					
	L15	N 59'29'04" W	27.77'					
	L16	S 66'18'05" W	11.67					

			CURVE	TABLE		
CURV	/E .	RADIUS	TANGENT	LENGTH	CHD.	L.C.
	C1	245.08	11.09	22.17'	S 85°42'49" E	22.1
	22]	245.561	22.55	(53.94)	N 53"25"::" E	70.5

PROJECT LOCATION

NOTES:

of bearings.

1. A portion of this property lies in the 100 year flood hazard area as established by the Federal

Emergency Management (FEMA), Flood Insurance

2. All Property corners are Set 5/8" Iron Rods

3. Basis of Bearing: *Plat Bearing used as basis

4. All setbacks shall be in accordance with the

7. The purpose of this to replat is to create Lots

City of Bryan ordinances and regulations.

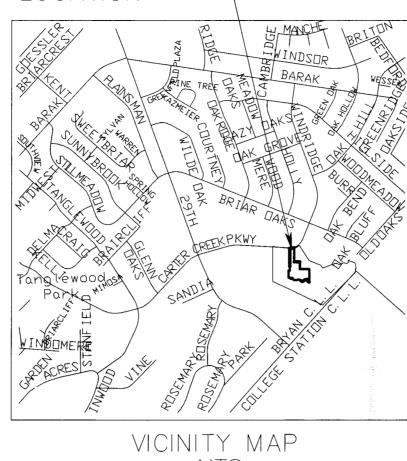
5. This Tract is zoned Mixed Use Residential.

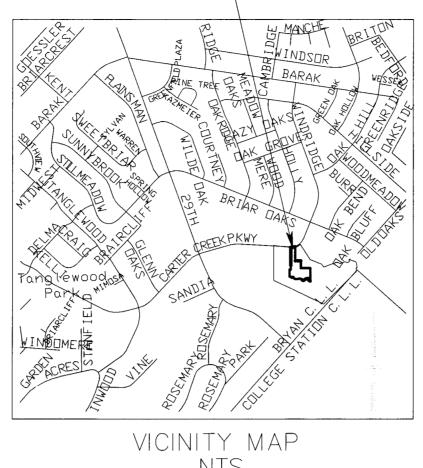
Rate Map (Firm), Community Panel No. 48041C0215E Effective Date: May 16, 2012.

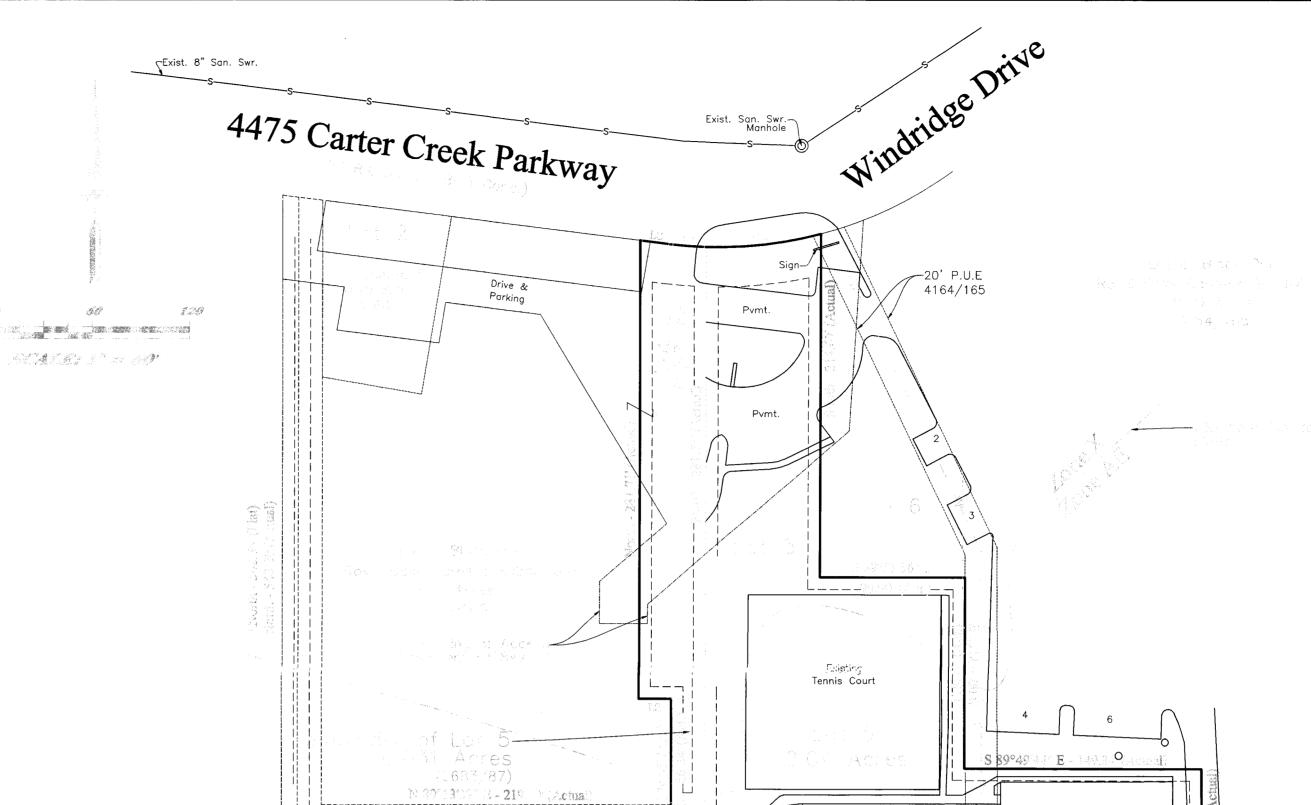
with cap unless otherwise stated.

6. Existing Land Use: Residential

3R, and 5R, Block 1.



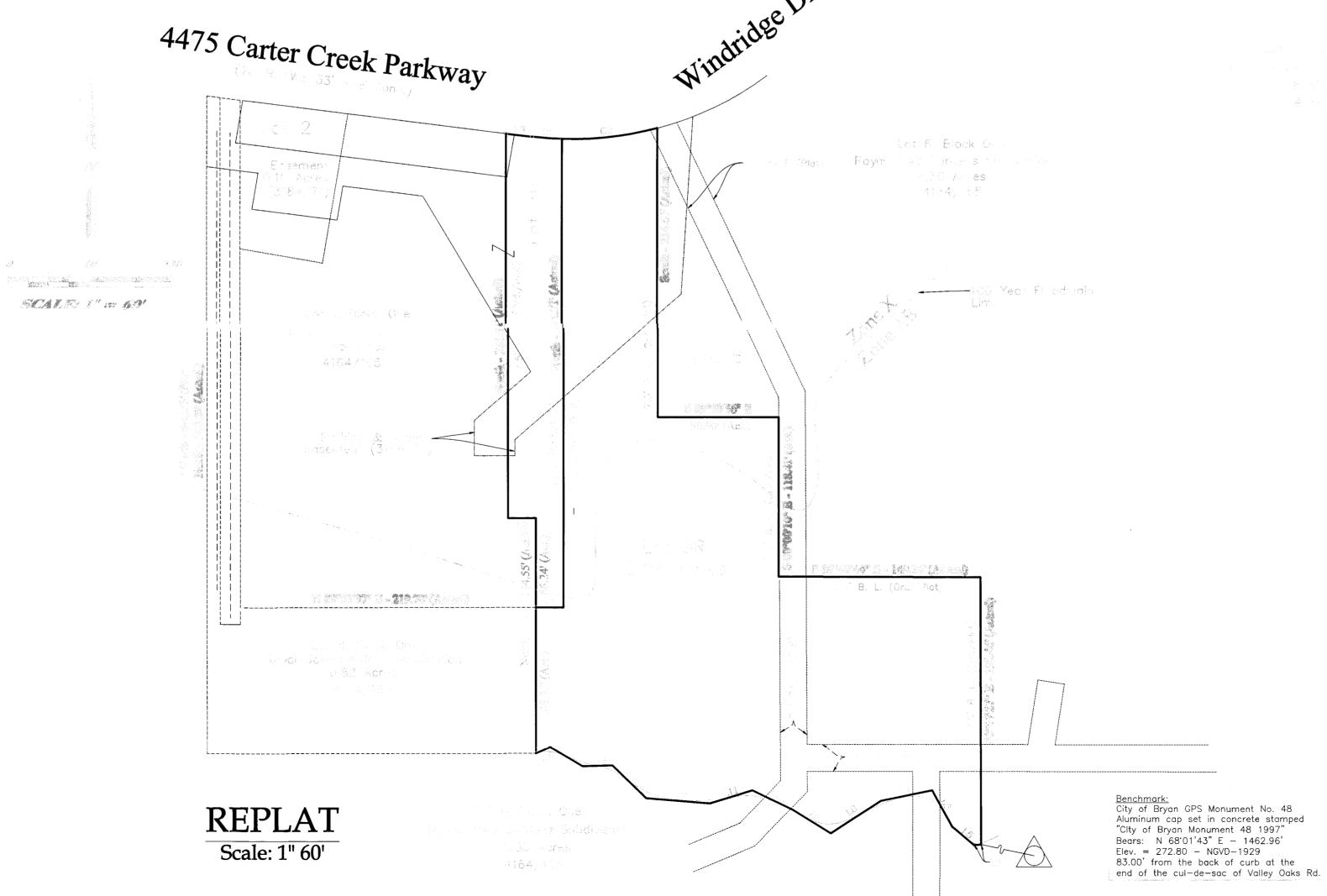




Existing Tennis Court

Scale: 1" 60'

Exist. Water Line-





oyar Oaks Gritins Surmitidar

Owner/Developer: Owner: Galindo Interests Address: 1900 West Villa Maria Bryan, Tx Phone: (979) 823 - 1919



Engineers and W

Being a Replat

Lot 3, and Lot 5, Block One Royal Oaks Garden Subdivision, 2.31 Acres - Total Volume 455, Page 512 Richard Carter League, Abstract 8 Bryan, Brazos County, Texas February 18, 2013

